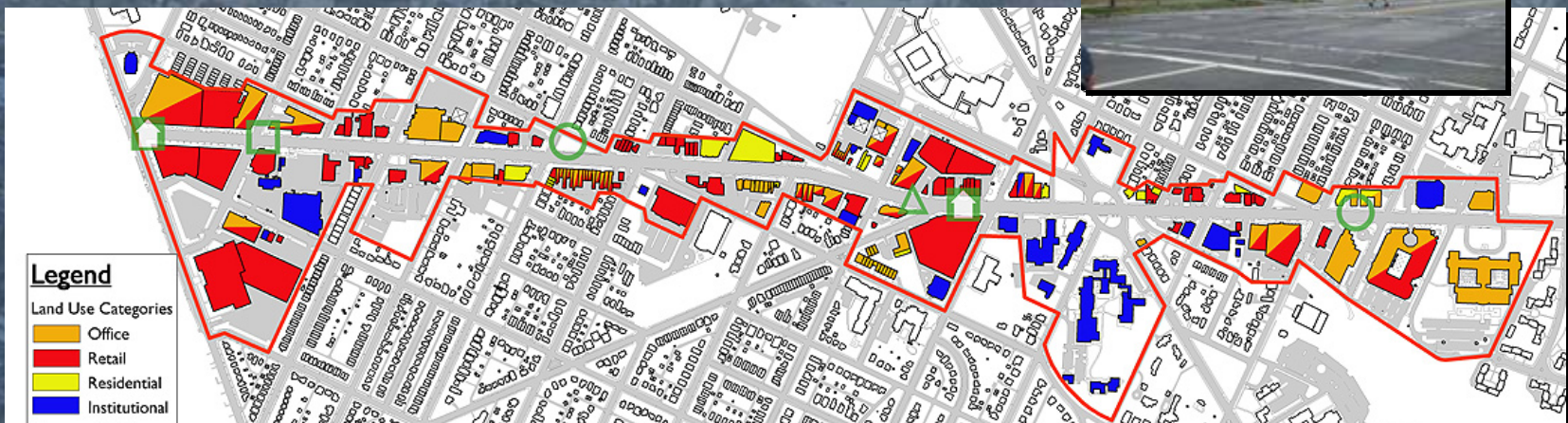


Issues

LAND USE

- Ø Define Housing Opportunity Area
- Ø Lack of affordable housing opportunities near transit
- Ø Growth is controversial – with mixed community opinions
- Ø Public amenities must justify PUDs
- Ø Suburban style retailers add little to street life
- Ø Tenleytown lacks retail variety
- Ø Many have expressed concerns about recent development proposals



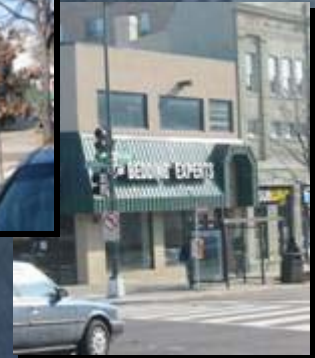
Issues

PUBLIC REALM AND PEDESTRIAN ENVIRONMENT

- Ø Unified design elements needed for Friendship Heights and Tenleytown
- Ø Streetscape is in poor condition
- Ø Excessive curb cuts interrupt pedestrian flow
- Ø Crosswalks are poorly marked and too wide

BUILDING PLACEMENT

- Ø Inconsistent building locations poorly define the street edge



Issues

TOPOGRAPHY AND LAND FORMS

- Views from Fort Reno have historic relevance
- Retail does not address the street wall north of Tenleytown

GREENSPACE AND PARKS

- Park at Tenley Circle not well defined
- No signature open spaces along most of corridor
- Small triangular parks are small, surrounded by roads, not well maintained and overwhelmed by traffic



Issues

TRAFFIC AND PARKING

- Ø A detailed traffic and parking study was not undertaken for the entire corridor but is planned
- Ø Parking restrictions on adjacent streets are not enforced
- Ø Short term parkers often prefer on-street parking over paid garage parking
- Ø Parking is not readily available for small retailers



HISTORIC CHARACTER

- Ø There are few historic landmarks, but there is an historic character that merits consideration in redevelopment